

Return to:
Joseph Michael O'Neill
Stefanie O'Neill

WARRANTY DEED

DLN:1002440286258

KNOW ALL PERSONS BY THESE PRESENTS: That **North Light Construction Inc., a Massachusetts Corporation**, with a mailing address of 73 Brookwood Drive, Westport, MA 02790, for consideration paid grants to **Joseph Michael O'Neill and Stefanie O'Neill**, of 45 Summit Street, Boston, MA 02136, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land, with the buildings thereon, located in the Town of Weld, Franklin County, Maine and being shown as Lot 5 on a plan of land entitled "Subdivision, Tumbledown Mountain Estates at Center Hill, made for North Light Construction, Inc - Location Brown Neighborhood Road, Town of Weld, Franklin County, Maine, dated May 2024, by Kachnovich Land Surveying, Inc, Scale 1" = 60', and approved by the Weld Planning Board on July 10, 2024". Said plan is recorded at the Franklin County Registry of Deeds as Plan File 7284. Reference to said plan, and is bounded as follows:

Beginning at a set 5/8" Rebar with plastic cap stamped "Kachnovich PLS 2395" located on the easterly side of Brown Neighborhood Rd, so-called, at the juncture of Lot 6 and Lot 5, as shown on the plan; thence running along the lot line between said lot 6 and lot 5, N 66° 26' 33" E for 400 feet to a set 5/8" Rebar; thence continuing N 66° 26' 33" E for 245.23 feet to a set 5/8" Rebar at a point on a stone wall at the southeast corner of the lot herein conveyed, and Lot 2 and Lot 8; thence turning and running along the lot line between said lot 2 and lot 5, N 73° 52' 30" W for 260.12 feet to a found 5/8" Rebar capped PLS 1160 at the southeasterly corner of lot 4; thence turning and running along the lot line between said lot 4 and lot 5, S 68° 32' 26" W for 304.69 feet to a found Rebar; thence turning and running still along said lot line of lot 4 and lot 5, S 85° 09' 38" W for 130.09 to a point on the easterly side of Brown Neighborhood Road at the juncture of Lot 4 and Lot 5 at a set 5/8" Rebar; thence turning and running along the easterly side of said Brown Neighborhood Road, S 19° 34' 48" E for 23.68 feet to a point; thence continuing along said Brown Neighborhood Road S 19° 24' 40" E for 189.36 feet, to the point of beginning.

Conveyed with the benefit of an easement and right of way for all purposes for which roads and ways are used in the State of Maine, including the installation and maintenance of utilities either above or below ground, and travel by foot or vehicle, on the private road, Brown Neighborhood Road, subject to the rights of others for travel and electrical power and utility easements, as set forth more fully in Deed Book 4612 Page 89.

Subject to any and all matters, notes, restrictions, easements, and including setbacks, as shown on plan titled "Tumbledown Mountain Estates at Center Hill" dated May 31, 2024 and recorded in the Franklin County Registry of Deeds as Plan File #7284.

Meaning and intending to describe and convey a portion only of the premises conveyed to North Light Construction Inc. by virtue of a Warranty Deed of Eric Boncore dated January 23, 2024 and recorded in the Franklin County Registry of Deeds at Book 4612, Page 89.

Signatures on next page

Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

Executed this 4th day of September, 2024.

North Light Construction Inc.

By: Scott Beaulieu Pres.
Scott Beaulieu, President

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 4th day of September, 2024 the said Scott Beaulieu, President of North Light Construction Inc. and acknowledged the foregoing to be his voluntary act and deed in said capacity.

Erin Loomis Laughlin
Notary Public
Commission expiration:



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